









# welcome to

# **Firs Cottage Stone Lane, Bintree Dereham**

A fantastic 2/3 bedroom character cottage perfectly located down a peaceful lane. The cottage is set on a generous plot of approximately quarter of an acre (STMS). Inside accommodation boasts kitchen, downstairs cloakroom, lounge, further reception room, dining room, 2 double bedrooms & bathroom.













#### **Entrance Hall**

Wooden door to the front, radiator and stairs to the first floor.

#### Cloakroom

WC, wash hand basin and extractor.

### Lounge

12' 7" x 12' 6" ( 3.84m x 3.81m )

Woodburner, radiator and double glazed window to the front.

### **Dining Room**

11' 3" x 8' 8" ( 3.43m x 2.64m )

Door into conservatory, radiator and double glazed window to the rear.

### **Reception Room / Bedroom Three**

16' 1" x 12' 3" ( 4.90m x 3.73m )

Radiator, sliding patio doors and double glazed window to the side.

#### **Kitchen**

11' 2" x 12' 1" ( 3.40m x 3.68m )

Kitchen with wall and base units, wood burner, cooker with gas hob and extractor over, sink with drainer, hard wooden flooring, radiator and double glazed window to the front.

### Conservatory

8' 1" x 21' 9" ( 2.46m x 6.63m )

Brick base with UPVC windows and double doors to the side.

### Landing

Airing cupboard, loft access and double glazed window to the rear.

#### **Bedroom One**

10' 4" x 12' 1" ( 3.15m x 3.68m )

Radiator, double glazed window to the front and side.

#### **Bedroom Two**

12' 7" x 11' 2" (  $3.84m\ x\ 3.40m$  )

Built in wardrobes, radiator, double glazed window to the front and rear.

#### **Bathroom**

Free standing bath with shower above, radiator, part tiled, WC, wash hand basin, double glazed window to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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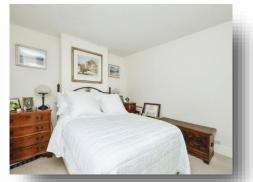
# Firs Cottage Stone Lane, Bintree Dereham

- CHARACTER COTTAGE
- 0.25 ACRE STMS
- SPACIOUS ACCOMMODATION
- PEACEFUL LOCATION
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: Awaited

£365,000









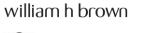
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